This Instrument Prepared by:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 38422

Based on information provided by parties; No search was requested or performed

BILL GARRETT, Davidson County
Trans:T20110047555 DEEDWARR
Recvd: 08/04/11 09:54 3 pgs
Fees:18.00 Taxes:259.00
20110804-0059922

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND AND 00/100 ($70,000.00) DOLLARS, cash in hand paid by BENJAMIN S. MITCHELL, receipt of which is hereby acknowledged, we, DAVID W. STEPHENSON as Trustee of THE DAVID W. STEPHENSON REVOCABLE LIVING TRUST and PEGGY F. STEPHENSON as Trustee of THE PEGGY F. STEPHENSON REVOCABLE LIVING TRUST, have bargained and sold, and by these presents do transfer and convey unto the said BENJAMIN S. MITCHELL, his heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No 6-A and 6-B on the Plan of the Zone Lot Division of Lots 2, 3, 4, 5 and 6 of Fortland Park, Phase I of Section 5, of record in Book 6250, Page 158, in the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 6-A and 6-B join and front together 68.20 feet on the westerly margin of Riverside Drive and extend back 151.41 feet on the northerly line and 151.34 feet on the southerly line to a dead line in the rear measuring 68.20 feet thereon.
>
> Being the same property conveyed to David W. Stephenson and wife, Peggy Stephenson, by deed from C.S.C. Const., Inc., dated December 21, 1984, and of record in Book 6456, Page 846, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to David W. Stephenson as Trustee of The David W. Stephenson Revocable Living Trust and to Peggy W. Stephenson as Trustee of The Peggy F. Stephenson Revocable Living Trust by Quitclaim Deed from David W. Stephenson and wife, Peggy W. Stephenson, dated April 2, 2009, and of record at Instrument No. 20090409-0032490, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictive covenants of record in Book 6241, Page 837, and Book 6367, Page 607, said Register's Office; easements and setback lines as set forth on the above plan of record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said BENJAMIN S. MITCHELL, his heirs and assigns, forever. And we do covenant with the said BENJAMIN S. MITCHELL, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to

warrant and forever defend the title to said land to the said BENJAMIN S. MITCHELL, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 28th day of July, 2011.

THE DAVID W. STEPHENSON REVOCABLE LIVING TRUST

BY: David W. Stephenson
DAVID W. STEPHENSON, Trustee

THE PEGGY F. STEPHENSON REVOCABLE LIVING TRUST

BY: Peggy Stephenson
PEGGY STEPHENSON, Trustee

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, DAVID W. STEPHENSON as Trustee of THE DAVID W. STEPHENSON REVOCABLE LIVING TRUST and PEGGY F. STEPHENSON as Trustee of THE PEGGY F. STEPHENSON REVOCABLE LIVING TRUST, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 28th day of July, 2011.

NOTARY PUBLIC

CHRISTY J. HORNBURGER NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TN

My Commission Expires: 9-12-14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 29th day of July, 2011.

NOTARY PUBLIC

My Commission Expires: 3-8-15

Judy A. Lehman Notary Public State of Tennessee Williamson County

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Tax Map & Parcel: **08311018000**
Tax Map & Parcel: **08311019800**

ADDRESS OF NEW OWNER AND
SEND TAX BILLS TO:
Mr. Benjamin S. Mitchell
PO Box 50342
Nashville, TN 37205